



**GRASSROOTS**  
REALTY GROUP

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1326, 301 2nd Avenue  
Dead Man's Flats, Alberta

MLS # A2274171



**\$1,698,716**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,749 sq.ft.	<b>Age:</b>	2029 (-3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Parkade, Unassigned		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,605
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	Multi-Family
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

This well-designed 147-unit resort-style development is ideally located in the heart of the Bow Valley, surrounded by the Canadian Rockies and minutes from Canmore, Kananaskis, and Banff. The project features a strategic mix of short-term rental and tourist-zoned units, complemented by resort-style amenities including two outdoor hot tubs, outdoor heated year-round pool, multiple fire pit gathering areas, two cedar saunas, a fitness centre, and a shared workspace. Ground-floor commercial spaces provide everyday convenience and enhance the overall functionality of the community. With immediate access to outdoor recreation and limited new supply in the Bow Valley, this development offers strong lifestyle and investment appeal.